104.0	0006	0004.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	728,400 /	728,400
					USE VALUE:	728,400 /	728,400
					ASSESSED:	728,400 /	728,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
342		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSSI JOHN
Owner 2:	ROSSI PATRICIA
Owner 3:	
Street 1:	342 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ROSSI JOHN -
Owner 2:	-
Street 1:	342 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,542 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Vinyl Exterior and 2196 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6542.000	297,000		431,400	728,400
Total Card	0.150	297,000		431,400	728,400
Total Parcel	0.150	297,000		431,400	728,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 331.69 | /Parcel: 331.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 67180
GIS Ref
GIS Ref
Insp Date 03/09/17

!8295!

PREVIOUS ASSESSMENT

Parcel ID 104.0-0006-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	297,100	0	6,542.	431,400	728,500	728,500	Year End Roll	12/18/2019
2019	101	FV	234,300	0	6,542.	431,400	665,700	665,700	Year End Roll	1/3/2019
2018	101	FV	234,300	0	6,542.	369,800	604,100	604,100	Year End Roll	12/20/2017
2017	101	FV	227,900	0	6,542.	345,100	573,000	573,000	Year End Roll	1/3/2017
2016	101	FV	227,900	0	6,542.	295,800	523,700	523,700	Year End	1/4/2016
2015	101	FV	213,600	0	6,542.	265,000	478,600	478,600	Year End Roll	12/11/2014
2014	101	FV	213,600	0	6,542.	245,300	458,900	458,900	Year End Roll	12/16/2013
2013	101	FV	213,600	0	6,542.	233,900	447,500	447,500		12/13/2012

PRINT

Date	Time
12/10/20	22:52:27

LAST REV

Date	Time
06/23/17	09:15:21
danam	

PAT ACCT. 8295

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSSI JOHN	44978-209		4/12/2005	Family	1	No	No		
YORK FREDERICK/	26957-299		1/2/1997		228,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/20/2016	475	Addition	65,000					rear addition and
4/5/1994	91		5,000					ADD BATH
7/17/1992	313		3,000					ADD 16X8 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
3/9/2017	Meas/Inspect	DGM	D Mann
3/9/2017	Permit Visit	DGM	D Mann
5/1/2009	Meas/Inspect	189	PATRIOT
5/6/2000	Inspected	276	PATRIOT
11/10/1999	Mailer Sent		
10/25/1999	Measured	264	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	67180
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6542		Sq. Ft.	Site		0	70.	0.94	4									431,384						431,400	

Total AC/HA: 0.15018 | Total SF/SM: 6542 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 431,384 | Spl Credit | Total: 431,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.28405797
Const Adj.:	0.98990101
Adj $ / SQ:	133.464
Other Features:	88000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	364905
Depreciation:	67872
Depreciated Total:	297033

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2	HB					

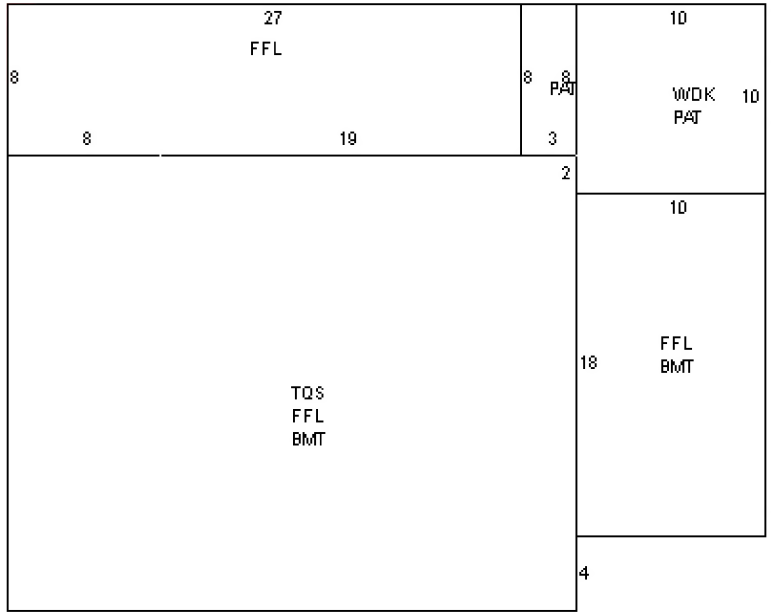
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	133.46
Special Features:	0	Val/Su Net:	106.83
Final Total:	297000	Val/Su SzAd	179.35

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,116	133.460	148,946
BMT	Basement	900	59.620	53,657
TQS	3/4 Story	540	133.460	72,071
PAT	Patio	124	5.220	647
WDK	Deck	100	15.840	1,584

Net Sketched Area:	2,780		Total:		
Size Ad	1656	Gross Are	5768	FinArea	2196

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

104.0-0006-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc